



Rose Cottage | 11a Ship Lane | Bramford | IP8 4AL

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Rose Cottage, 11a Ship Lane, Bramford, Suffolk, IP8 4AL

“A beautifully presented, characterful period cottage situated in the ever popular village of Bramford with attractive cottage gardens & useful outbuilding.”

Description

A charming, characterful yet unlisted period cottage in the heart of the ever popular Suffolk village of Bramford, which in turn provides convenient road and rail links to destinations further afield.

Notably benefits include a wealth of period features, flexible living accommodation arranged over two floors and well-maintained front and rear cottage gardens, the later of which incorporating an outbuilding.

The accommodation comprises: Entrance hall, sitting room, drawing room/dining room, kitchen, family bathroom, cloakroom, first floor landing and four bedrooms.

About the Area

The popular village of Bramford offers village stores with post office, public house, primary school, golf course with café and there is a regular bus service. Further facilities and amenities can be found at Claydon, Sproughton and Needham Market. The county town of Ipswich is approximately three miles distant offering a wider range of facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both state and private sectors.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Stairs rising to the first floor and door to:

Sitting Room Approx 12'1 x 11'8 (3.6m x 3.6m)

Welcoming light and airy space with window to front aspect and opening to:

Drawing Room/Dining Room Approx 14'8 x 11'7 (4.5m x 3.5m)

Door to under stair cupboard, window to either side, exposed timbers, feature inset with fireplace on a tiled hearth with red brick surround and exposed red brick chimney breast, door to under stairs cupboard and stable door to:

Kitchen Approx 13'2 x 8' (4.0m x 2.4m)

Fitted with a matching range of base units with wooden worktops over and inset with Belfast sink, drainer and chrome mixer tap. Space for white goods, sash windows to side aspect, stable door to rear, tiled flooring, exposed beams, feature inset with fireplace and wood burning stove on a brick hearth with red brick surround and oak bressumer over, housing for gas fired boiler and door to:

Family Bathroom

Luxuriously appointed white suite comprising Victorian style sink, heated towel rail, panelled bath with shower attachment, exposed beams, frosted window to side aspect and door to:

Cloakroom

White suite comprising w.c, heated towel, exposed beams, cloak hanging space and frosted window to rear aspect.

First Floor Landing

With access to loft, housing for fuse board and electric meters and doors to:





Master Bedroom Approx 11'9 x 11'9 (3.6m x 3.6m)

Double room with window to front aspect, door to substantial storage cupboard with hanging space and exposed red brick chimney breast.

Bedroom Two Approx 15'4 x 8'5 (4.6m x 2.5m)

Double room with window to side aspect, exposed timbers, oak flooring and two doors to either end of the room to:

Inner Hall

Extending across the width of the property and benefiting from exposed beams and hanging space. Door to bedroom four and opening to:

Bedroom Three Approx 13'2 x 8'9 (4.0m x 2.7m)

Double room with window to side aspect.

Bedroom Four Approx 12'9 x 6'8 (3.9m x 2.0m)

Window to side aspect, exposed beams, oak flooring and access to loft.

Outside

The property is conveniently situated within the heart of Bramford and is set well back from the road. An attractive pathway leads to the front door with pretty, well-maintained cottage gardens incorporating established flower and shrub borders.

To the rear are proportionate and predominately lawned cottage gardens with a terrace abutting the rear of the property and interspersed with a variety of established specimen trees. The boundaries are defined by a mixture of a brick wall, fencing and hedging. Also incorporated within the plot is an outbuilding ideal for a variety of uses.

Local Authority

Mid Suffolk District Council

Council Tax Band - C

Services

Mains water, drainage and electricity. Gas fired heating.

Agents Note

We understand from our client that the property is subject to a shared right of way from the garden to the road via a shared passageway.





Energy performance certificate (EPC)

11a, Ship Lane Bramford IPSWICH IP8 4AL	Energy rating D	Valid until: 14 May 2029 Certificate number: 8311-7325-6180-1449-9996
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Property type Mid-terrace house

Total floor area 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8311-7325-6180-1449-9996?print=true>

14



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Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403